

**Sec. 5.1900. (I-G) LIGHT EMPLOYMENT DISTRICT.****Sec. 5.1901. Purpose.**

This district is intended to provide for administrative, professional, research and specialized manufacturing activities at a low intensity. All uses shall be of non-nuisance type and buildings shall be residential in scale having low silhouette, a variety of separate building masses and landscaped areas. All operations associated with the permitted uses and the uses with conditional criteria shall be compatible with the surrounding residential neighborhoods with no retail associated with any of the allowed uses. This district is to provide employment near residential areas and the development standards are intended to be compatible to adjacent residential uses and provide a park-like setting for employment.

(Ord. No. 2361, § 1, 9-3-91)

**Sec. 5.1902. Conflict with other sections.**

Where there is conflict between these (I-G) light employment district provisions and other sections of the zoning ordinance, these (I-G) light employment district regulations (sections 5.1900 through 5.1908) shall govern development within the (I-G) light employment district.

(Ord. No. 2361, § 1, 9-3-91)

**Sec. 5.1903. Approvals required.**

No structure or building shall be built or remodeled upon land in the I-G district until Development Review [Board] approval has been obtained as outlined in article I, section 1.900 hereof.

(Ord. No. 2361, § 1, 9-3-91; Ord. No. 3225, § 1, 5-4-99)

**Sec. 5.1904. Use regulations.**

A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following business and professional uses:

1. Municipal uses.
2. Administrative offices required in conjunction with the uses permitted in the district and executive headquarters of business firms.
3. Answering (and communication) services.
4. Broadcasting station and studio, radio or television, but not including sending or receiving tower.
5. Business and professional offices.
6. Wireless communications facilities; Types 1, 2, and 3 (except no new monopoles or towers), subject to the requirements of sections 1.906, 3.100 and 7.200.

B. *Permitted uses with conditional criteria.*

1. Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses and must comply with the following operational standards (contained in 5.1904B2, below):

a. Business and professional.

- (1) Research, development, and testing laboratories and facilities.
- (2) Blueprinting, printing, lithography, publishing or photostating.
- (3) Offices or business use and associated wholesaling, warehousing and storage

uses.

(4) Contractors and construction firms where the primary use is for a business office. Warehousing or storage shall be limited to incidental tools, equipment, or materials for convenience of their business activities, but shall not allow on-site mixing or preparation of chemicals or fabrication or assembly of any kind.

b. Manufacturing and assembly.

(1) Assembly of non-organic decorative arrangements.

(2) Art needlework, hand weaving and tapestries.

(3) Clothing design limited to printing, applique, embroidering, screenprinting and painting.

(4) Assembly of business machines including electronic data processing equipment, accounting machines, calculators, typewriters and related equipment including manufacture of small components.

(5) Repair or maintenance of household appliances or component parts.

(6) Manufacture, design and production of handicraft articles, musical instruments, toys, jewelry and novelties.

(7) Assembly of transistors and electronic chips, electrical appliances, electronic instruments and devices, and radio, phonograph, and television sets, including the manufacture of small parts only, such as coils, condensers, transformers, and crystal holders.

(8) Assembly and processing of optical goods and equipment, watches, clocks and other similar precision instruments.

(9) Studio of fine arts.

(10) Manufacturing of medical, dental and drafting instruments.

(11) Manufacture of scientific instruments or precision equipment.

(12) Private school.

(13) Day care.

2. Operation standards. Permitted uses with conditional criteria within the I-G district (contained in 5.1904B) shall comply with the following standards for operation.

a. Noise, glare, vibrations, smoke, soot, dust, fumes or other gases and offensive odors.

(1) No business or operation shall create noises, glare, vibrations or emit noxious exhalations, including, but not limited to smoke, soot, dust, fumes or other gases, offensive odors or other annoyances of a type, intensity and frequency that are other than those typically found in a residential neighborhood.

(2) Noise producing equipment associated with the business operation, except heating and cooling equipment, shall be within an enclosed building.

b. Hazardous materials.

(1) Businesses that use hazardous materials in association with their business operation shall be limited to quantities of materials on site that do not exceed one-half ( 1/2) the quantities allowed by Chapter 31, Scottsdale Revised Code.

(2) No hazardous occupancies shall be permitted in this district as defined in Chapter 31, Scottsdale Revised Code.

(3) The use and handling of all hazardous materials shall be identified prior to the application for Development Review Board or obtaining building permit if Development Review Board approval is not otherwise required. Any processing which would result in a new classification of the hazardous material will require a report and rating based on Chapter 31, Scottsdale Revised Code standards from a qualified engineer and approval by the city.

(4) All materials shall indicate the quantity and storage requirements of the materials and be approved by the Development Review Board or by planning and zoning staff if Development Review Board approval is otherwise not required.

(5) The planning and zoning staff may at any time require an on-site review of the hazardous materials for any business operation in this district.

(6) These restrictions shall be in addition to regulations in Chapter 31, Scottsdale Revised Code.

c. Hours of operation.

(1) Only interior functions shall be permitted between the hours of 7:00 p.m. and 7:00 a.m. This restriction on evening operations shall prohibit nonemergency loading and unloading of materials, exterior maintenance, refuse removal and other activities which generate noise beyond the I-G district boundary line.

d. Failure to comply with the provisions of this ordinance may be subject to civil and criminal penalties as provided in Scottsdale Revised Code, chapter 18.

C. *Other uses.*

1. Wireless communications facilities; Type 4 (except no new monopoles or towers), subject to requirements of sections 1.400, 3.100 and 7.200.

(Ord. No. 2361, § 1, 9-3-91; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3493, § 1, 3-4-03)

### **Sec. 5.1905. Development guidelines.**

In approving an I-G development, the Development Review Board must find that:

A. The height is compatible with adjacent residential property.

B. Shipping and receiving areas are oriented away and screened from all R-1 districts.

C. The buildings are designed so as not to appear to be one (1) massive structure.

D. The buildings are compatible in design with adjacent residential property.

E. The site layout and building orientation will direct noise associated with the use away from all residential districts.

F. Buildings with over twelve thousand five hundred (12,500) square feet of gross floor area are designed for uses other than warehousing, wholesaling and storage.

(Ord. No. 2361, § 1, 9-3-91)

### **Sec. 5.1906. Property development standards.**

The following property development standards shall apply to all land and buildings in the I-G district.

A. Floor area ratio.

(1) In no case shall the gross floor area of the development exceed the amount equal to six-tenths (0.6) multiplied by the net lot area in square feet.

(2) Buildings on lots abutting or adjacent to any R-1 district or buildings on lots with any portion within four hundred (400) feet of any R-1 district shall be limited to a maximum gross floor area of twelve thousand five hundred (12,500) square feet.

(3) Buildings constructed in accordance with the zero (0) foot setback provision in section 5.1906.I.2.b may be constructed only if the adjoining property is identified in the original Development Review Board submittal with a zero (0) foot setback on the adjoining property line. Adjacent buildings constructed on the property line shall be considered one (1) building and in no case shall the total building square footage exceed the building square footage maximums indicated in 2 above.

B. Volume ratio. In no case shall the volume of all structures exceed the product of the net lot area in square feet multiplied by seven and two-tenths (7.2) feet.

C. Open space requirement.

1. In no case shall the open space requirement be less than twenty-four (24) percent of the total lot area.
2. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.

D. Building height.

1. Not more than two-thirds (  $2/3$  ) of the roof area of any one (1) structure may exceed eighteen (18) feet in height, nor shall any building exceed twenty-four (24) feet in height.
2. No portion of the building shall exceed eighteen (18) feet in height within seventy-five (75) feet of an R-1 district.
3. All mechanical equipment described in sections 7.100--7.103 (exceptions to height limitations) shall be allowed to exceed the allowable heights established under "building height" in the I-G district by a maximum of four (4) feet.

E. Building dimensions.

1. All building walls shall be limited to horizontal dimension of one hundred (100) feet without a "break." A break shall be an interruption of the building wall plane with either a recess or an offset measuring at least twenty (20) feet in depth and one-quarter (  $1/4$  ) of the building in length. The offset angle constituting the break shall be between ninety (90) degrees and forty-five (45) degrees to the wall.

F. Shipping and receiving areas.

1. Buildings over twelve thousand five hundred (12,500) square feet will be permitted one (1) area for shipping and receiving which shall not contain more than two (2) bay doors per building.

G. Lot coverage. Buildings shall not occupy more than fifty (50) percent of the total area of the lot.

H. Lighting. All on-site lighting within two hundred (200) feet of any R-1 district boundary line shall be a maximum of six (6) feet in height as measured from ground level and shall be shielded and directed downward.

I. Yards.

1. Front yard.

- a. A minimum of twelve (12) percent of the net lot area shall be incorporated as frontage open space to provide a setting for the building, visual continuity within the community, and a variety of spaces in the streetscape, except that the frontage open space shall not be required to exceed fifty (50) square feet per one (1) foot of public street frontage and shall not be less than twenty (20) square feet per one (1) foot of public street frontage.

2. Side yard and rear yard.

- a. No part of the building or accessory structure shall be located closer than fifty (50) feet to any single-family residential district and twenty-five (25) feet to any multifamily residential district.
- b. A side yard of ten (10) feet shall be provided on each side of a building not described in subsection a above except that a zero (0) foot setback shall be permitted for buildings which comply with section 5.1906A(3).

J. Distance between main buildings.

1. There shall not be less than twenty (20) feet between an accessory building and a main building or between two (2) main buildings, except that an accessory building with two (2) or more open sides, one (1) of which is adjacent to the main building, may be built to within six (6) feet of the main building.

**K. Walls, fences and required screening.**

1. All operations shall be conducted within a completely enclosed building.
2. No storage, equipment, machinery and business vehicles over eight (8) feet in height shall be located within the area between the rear building line and any adjacent residential district. All storage equipment, machinery and business vehicles over eight (8) feet in height shall be either within a completely enclosed building or behind a screen wall with no portion extending beyond the screen wall.
3. All mechanical structures and appurtenances shall be screened as approved by the Development Review Board.
4. No refuse areas shall be located within the area between the rear building line and any adjacent R-1 district.
5. Other requirements and exceptions as specified in article VII, except that sections 7.100--7.103 (exceptions to height limitations) shall apply in this district as specified in section 5.1906D3 of this district.

(Ord. No. 2361, § 1, 9-3-91; Ord. No. 2818, § 1, 10-17-95; Ord. No. 3225, § 1, 5-4-99)

**Sec. 5.1907. Off-street parking.**

The provisions of article IX shall apply.

(Ord. No. 2361, § 1, 9-3-91)

**Sec. 5.1908. Signs.**

1. Business identification signage shall be prohibited in side and rear yards when the lot is abutting to any residential district.
2. The provisions of article VIII shall apply.

(Ord. No. 2361, § 1, 9-3-91)